

ORDINANCE NO. 39 R.48.
91-31

ORDINANCE RECLASSIFYING CERTAIN PROPERTY
UNDER THE ZONING ORDINANCE OF THE VILLAGE OF CHATHAM

WHEREAS, the Board of Trustees of the Village of Chatham passed Ordinance No. 88-15 entitled "Ordinance Annexing Certain Described Property to the Village of Chatham" on August 9, 1988, and Ordinance No. 89-03 entitled "Reclassification of Property Under the Zoning Ordinance of the Village of Chatham" on January 10, 1989; and,

WHEREAS, both Ordinances relate to the property described as follows, which is owned of record by Samuel J. and Agnes M. Carramusa:

The North 396 feet of the Northeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 5 West of the Third Principal Meridian.

Situated in the Village of Chatham, Sangamon County, Illinois;

and,

WHEREAS, Ordinance No. 88-15 purports to classify the aforementioned property as R-3, and after passage of Ordinance No. 88-15 on August 9, 1988, the Board of Trustees reclassified the aforementioned property as P-1, and Ordinance No. 89-03 passed on January 10, 1989, reclassified the aforementioned property to R-2 in part and R-3 for the remainder; and,

WHEREAS, a Petition for Reclassification of the aforementioned property from R-2 and R-3 to R-1A was filed by the Village of Chatham on July 2, 1991; and,

WHEREAS, a public hearing was held by the Chatham Zoning Board of Appeals on August 19, 1991, at 7:00 p.m., in the Chatham Municipal Building, after proper notice of the same had been

published, posted and given to interested parties in the time and in the manner prescribed by the Chatham Zoning Ordinance and by the statutes of the State of Illinois; and,

WHEREAS, the Plan Commission of the Village of Chatham recommended to the Zoning Board of Appeals that the property described above be reclassified to an R-1A zoning classification; and,

WHEREAS, after hearing upon the aforementioned Petition at said public hearing, the Zoning Board of Appeals of the Village of Chatham recommended to the Board of Trustees of the Village of Chatham that the above-said property be reclassified to an R-1A zoning classification; and,

WHEREAS, the proposed use of the property for R-1A purposes will materially contribute to a balanced development of property consistent with the objectives of proper Village planning and land use regulation under the Ordinances of the Village of Chatham and is consistent with land uses heretofore authorized by the Village of Chatham in the area where said property is located; and,

WHEREAS, it is in the best interest of the Village of Chatham and the general public to grant the requested reclassification; and,

WHEREAS, the reclassification will not impair property values in the locality and may slightly impair the property value of the subject property.

NOW, THEREFORE, be it ordained by the President and Board of Trustees of the Village of Chatham, Sangamon County, Illinois, that the property described as follows:

The North 396 feet of the Northeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 5 West of the Third Principal Meridian. Situated in the Village of Chatham, Sangamon County, Illinois,

shall be reclassified under the Zoning Ordinance of the Village of Chatham from an R-2 and R-3 zoning classification to an R-1A zoning classification.

PASSED AND APPROVED by the Board of Trustees of the Village of Chatham, Illinois, on the 26th day of August, 1991.

AYE 6

NAY 0

Ca Sandra Cole
Deputy Village Clerk

APPROVED:

Carl D. Oblinger
President of the Board of Trustees

Attest:

Ca Sandra Cole
Deputy Clerk

J. PATRICK JOYCE, JR.
#1372157
Brown, Hay & Stephens
P.O. Box 2459
Springfield, IL 62705
(217) 544-8491

ORDINANCE NO. 39 648.
91-21

ORDINANCE RECLASSIFYING CERTAIN PROPERTY
UNDER THE ZONING ORDINANCE OF THE VILLAGE OF CHATHAM

WHEREAS, the Board of Trustees of the Village of Chatham passed Ordinance No. 88-15 entitled "Ordinance Annexing Certain Described Property to the Village of Chatham" on August 9, 1988, and Ordinance No. 89-03 entitled "Reclassification of Property Under the Zoning Ordinance of the Village of Chatham" on January 10, 1989; and,

WHEREAS, both Ordinances relate to the property described as follows, which is owned of record by Samuel J. and Agnes M. Carramusa:

The North 396 feet of the Northeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 5 West of the Third Principal Meridian.

Situated in the Village of Chatham, Sangamon County, Illinois;

and,

WHEREAS, Ordinance No. 88-15 purports to classify the aforementioned property as R-3, and after passage of Ordinance No. 88-15 on August 9, 1988, the Board of Trustees reclassified the aforementioned property as P-1, and Ordinance No. 89-03 passed on January 10, 1989, reclassified the aforementioned property to R-2 in part and R-3 for the remainder; and,

WHEREAS, a Petition for Reclassification of the aforementioned property from R-2 and R-3 to R-1A was filed by the Village of Chatham on July 2, 1991; and,

WHEREAS, a public hearing was held by the Chatham Zoning Board of Appeals on August 19, 1991, at 7:00 p.m., in the Chatham Municipal Building, after proper notice of the same had been

published, posted and given to interested parties in the time and in the manner prescribed by the Chatham Zoning Ordinance and by the statutes of the State of Illinois; and,

WHEREAS, the Plan Commission of the Village of Chatham recommended to the Zoning Board of Appeals that the property described above be reclassified to an R-1A zoning classification; and,

WHEREAS, after hearing upon the aforementioned Petition at said public hearing, the Zoning Board of Appeals of the Village of Chatham recommended to the Board of Trustees of the Village of Chatham that the above-said property be reclassified to an R-1A zoning classification; and,

WHEREAS, the proposed use of the property for R-1A purposes will materially contribute to a balanced development of property consistent with the objectives of proper Village planning and land use regulation under the Ordinances of the Village of Chatham and is consistent with land uses heretofore authorized by the Village of Chatham in the area where said property is located; and,

WHEREAS, it is in the best interest of the Village of Chatham and the general public to grant the requested reclassification; and,

WHEREAS, the reclassification will not impair property values in the locality and may slightly impair the property value of the subject property.

NOW, THEREFORE, be it ordained by the President and Board of Trustees of the Village of Chatham, Sangamon County, Illinois, that the property described as follows:

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shall be reclassified under the Zoning Ordinance of the Village of Chatham from an R-2 and R-3 zoning classification to an R-1A zoning classification.

PASSED AND APPROVED by the Board of Trustees of the Village of Chatham, Illinois, on the 26th day of August, 1991.

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NAY 0

Cassandra Cole
Deputy Village Clerk

APPROVED:

Carl D. Oblinger
President of the Board of Trustees

Attest:

Cassandra Cole
Deputy Clerk

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